



Approximate total area<sup>(1)</sup>  
952 ft<sup>2</sup>  
88.6 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-91) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



**6 Fairmeadow**  
Pulford, Chester,  
CH4 9EX

**Offers Over**  
**£325,000**

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

\* Beautiful Open Views Over Farmland \* Cul-de-Sac Location \* A well-presented two-bedroom detached home situated in a small cul-de-sac just off Old Lane, in the highly desirable village of Pulford. This modern, low-maintenance property is ideal for those seeking a village lifestyle within easy reach of Chester and Wrexham. The accommodation includes: canopy porch with integral store, entrance hall, spacious living room with cast-iron log burner and oak parquet flooring, dining room with patio doors leading out to the garden, and a kitchen/breakfast room complete with integrated oven, hob, and dishwasher. There is also a charming sitting room featuring a vaulted ceiling and exposed beams, plus a light-filled conservatory with French doors opening to the garden. To the first floor there is a landing, principal bedroom with fitted wardrobes and built-in storage, a second bedroom overlooking the rear, and a well-appointed bathroom fitted with a modern white suite. The property benefits from double glazing and oil-fired central heating. Externally there is a low-maintenance front garden with cobbled and stone features, along with a tarmac driveway. The rear garden is mainly laid to lawn with imprinted concrete seating areas, enclosed by fencing and brick walling with metal railings. The garden enjoys attractive open views across farmland to the rear.



**LOCATION**

There are local amenities in Pulford which include beauty salon, Church and public houses, with the neighbouring village of Rossett providing a more comprehensive range of shops and schools. Chester and Wrexham are both easily accessible, together with the A55 which leads to North Wales, the M53 and motorway network.

**THE ACCOMMODATION COMPRISES:**

**CANOPY PORCH**

With wooden pillar, outside light, and integral store. Composite entrance door with double glazed insert to the entrance hall.

**ENTRANCE HALL**

uPVC double glazed window, smoke alarm, ceiling light point, single radiator with thermostat, oak parquet flooring, and staircase to first floor. Doorway to the living room.

**LIVING ROOM**

4.55m x 3.23m (14'11" x 10'7")



uPVC double glazed window overlooking the front, uPVC double glazed window to side, recessed fireplace with slate hearth and oak mantel housing a Henley cast-iron log burner, deep coved ceiling, ceiling light point, double radiator with thermostat, oak parquet flooring, and built-in understairs storage cupboard. Archway opening to the dining room and oak panelled door to the kitchen/breakfast room.



**DINING ROOM**

2.72m x 2.44m (8'11" x 8')



Double glazed patio doors to the rear garden, deep coved ceiling, ceiling

light point, double radiator with thermostat and oak wood block parquet flooring.

**KITCHEN/BREAKFAST AREA**



**KITCHEN**

3.07m max x 2.41m (10'1" max x 7'11")



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with oak worktops. Inset single bowl ceramic sink unit and drainer with chrome mixer tap. Fitted four-ring Indesit touch control ceramic hob with splashback and extractor above, built-in electric fan assisted oven and grill, plumbing and space for washing machine, integrated dishwasher, ceiling light point, oak parquet flooring, and uPVC double glazed window overlooking the rear.

**BREAKFAST AREA**

3.15m x 2.13m (10'4" x 7')



Part-vaulted wooden panelled ceiling with double glazed Velux rooflight, wall light point, double radiator, tall uPVC double glazed window and oak parquet flooring. Double opening glazed doors to the sitting room and double glazed sliding patio doors to the conservatory.

**SITTING ROOM**

4.85m x 2.31m (15'11" x 7'7")



uPVC double glazed window overlooking the front, single radiator with thermostat, oak parquet flooring, and feature vaulted wooden panelled ceiling with ceiling light point and exposed beams.

**CONSERVATORY**

3.73m x 2.18m (12'3" x 7'2")



Brick built conservatory with uPVC double glazed windows, glazed roof and double opening French doors to outside. Double radiator with thermostat, tiled floor, two wall light points and exposed brickwork.

**LANDING**

Ceiling light point, access to insulated loft space, and uPVC double glazed window to side. Oak panelled doors to bedroom 1, bedroom 2 and bathroom.

**BEDROOM 1**

4.60m into wardrobe x 2.74m (15'1" into wardrobe x 9')



Fitted wardrobe to length of one wall with three sliding doors (one mirrored) having hanging space and shelving, uPVC double glazed window overlooking the front, ceiling light point, single radiator with thermostat, and built-in wardrobe.

**BEDROOM 2**

3.38m x 2.92m (11'1" x 9'7")



uPVC double glazed window overlooking the rear enjoying views across open fields, ceiling light point, and single radiator with thermostat.

**BATHROOM**

2.01m x 1.96m (6'7" x 6'5")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap and wall mounted mixer shower with canopy style rain shower head, extendable shower attachment and glazed shower screen; vanity unit with wash hand basin, mixer tap and storage cupboard beneath; and low-level dual flush WC with concealed cistern. Part-tiled walls, tiled floor, chrome ladder style towel radiator, ceiling light point, and uPVC double glazed window with obscure glass to rear.

**OUTSIDE FRONT**



The property forms part of a small cul-de-sac. To the front there is a tarmac driveway with cobbles, crazy paving and decorative stone. Outside light, and external electric meter cupboard. A gated pathway at the side provides access to the rear garden.

**OUTSIDE REAR**

To the rear there is a neatly laid lawn garden and imprinted concrete patio areas being enclosed by wooden fencing and brick walling with metal railings. Screened oil storage tank, and outside Worcester oil fired central heating boiler. The garden enjoys a delightful open aspect over farmland.

**VIEW TO REAR**



**DIRECTIONS**

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the A55 Expressway continue straight across. Then take the turning left signposted Eccleston and Pulford onto the B5445. Follow the road through Belgrave and Cuckoo's Nest. Follow the road into Pulford. On entering into Pulford take the turning left into Old Lane. Then take the first turning left into Fairmeadow and the property will be found ahead of you within the cul-de-sac.

**TENURE**

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

**COUNCIL TAX**

\* Council Tax Band C - Cheshire West and Chester.

**AGENTS NOTES**

\* Services - Mains water, electricity and drainage are connected.  
\* The property benefits from oil-fired central heating.

**\*ANTI MONEY LAUNDERING REGULATIONS**

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**\*EXTRASERVICES - REFERRALS**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**VIEWING**

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/SLC